

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	95.00 %	92.92 %	5	92.07 %	82	79	
% of Funds Disbursed	94.15 %	87.33 %	2	84.14 %	95	96	
Leveraging Ratio for Rental Activities	0.7	7.78	19	4.79	12	12	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.20 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.24 %	74.93 %	4	69.74 %	83	80	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.24 %	82.07 %	10	80.97 %	52	51	
% of 0-30% AMI Renters to All Renters***	69.57 %	50.76 %	2	45.50 %	90	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.91 %	97.38 %	11	95.55 %	50	49	
Overall Ranking:			In State:	7 / 19	Nationally:	75 76	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,099	\$27,206		\$26,831	184 Units	18.20 %	
Homebuyer Unit	\$22,258	\$16,143		\$15,029	247 Units	24.40 %	
Homeowner-Rehab Unit	\$10,305	\$15,345		\$20,806	279 Units	27.60 %	
TBRA Unit	\$3,456	\$4,019		\$3,228	301 Units	29.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	50.5	43.3	84.9	47.6	Single/Non-Elderly:	46.2	23.1	14.0	14.3
Black/African American:	17.0	18.2	8.6	0.0	Elderly:	8.2	0.4	56.6	9.5
Asian:	1.6	10.5	0.4	0.0	Related/Single Parent:	26.9	36.8	11.5	57.1
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.2	32.0	14.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	10.4	7.7	3.2	19.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.5	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.1	0.8	0.4	0.0					
Asian/Pacific Islander:	0.0	2.8	1.4	0.0					
ETHNICITY:									
Hispanic	29.1	24.3	4.3	52.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	59.3	13.4	44.4	23.8	Section 8:	16.5	1.6 [#]		
2 Persons:	22.5	19.4	28.7	19.0	HOME TBRA:	1.1			
3 Persons:	13.7	23.1	10.4	38.1	Other:	67.6			
4 Persons:	3.3	25.5	9.7	14.3	No Assistance:	14.8			
5 Persons:	1.1	12.1	4.7	4.8					
6 Persons:	0.0	4.9	1.4	0.0					
7 Persons:	0.0	1.2	0.4	0.0					
8 or more Persons:	0.0	0.4	0.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 75
 (Percentile)
 State Rank: 7 / 19 PJs Overall Rank: 76
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	87.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.24	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	98.91	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	0.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

